

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
261		BROADWAY, ARLINGTON

## OWNERSHIP

Owner 1:	WANG KUN		
Owner 2:	LIN YIN YIN		
Owner 3:			
Street 1:	11 SUNSET RD UNIT A		
Street 2:			
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	02138	Type:	

## PREVIOUS OWNER

Owner 1:	WANG KUN -		
Owner 2:	LIN YIN YIN -		
Street 1:	11 SUNSET RD UNIT A		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Crtry:	
Postal:	02138		

## NARRATIVE DESCRIPTION

This parcel contains 9,026 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1930, having primarily Aluminum Exterior and 6136 Square Feet, with 4 Units, 7 Baths, 1 3/4 Bath, 1 HalfBath, 20 Rooms, and 10 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		9026		Sq. Ft.	Site		0	80.	0.69	1			Med. Tr	-10					497,360						497,400	
Total AC/HA:	0.20721			Total SF/SM:	9026		Parcel LUC:	111	Apts. 4-8		Prime NB Desc:	ARLINGTON							Total:	497,360		Spl Credit			Total:	497,400	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	9026.000	848,900		497,400	1,346,300		29418
							GIS Ref
							GIS Ref
Total Card	0.207	848,900		497,400	1,346,300	Entered Lot Size	
Total Parcel	0.207	848,900		497,400	1,346,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		219.40	/Parcel:	219.4	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	751,600	0	9,026.	497,400	1,249,000	1,249,000	Year End Roll	12/18/2019
2019	111	FV	749,200	0	9,026.	528,400	1,277,600	1,277,600	Year End Roll	1/3/2019
2018	111	FV	749,200	0	9,026.	385,500	1,134,700	1,134,700	Year End Roll	12/20/2017
2017	111	FV	701,900	0	9,026.	335,700	1,037,600	1,037,600	Year End Roll	1/3/2017
2016	111	FV	701,900	0	9,026.	286,000	987,900	987,900	Year End	1/4/2016
2015	111	FV	631,000	0	9,026.	279,800	910,800	910,800	Year End Roll	12/11/2014
2014	111	FV	631,000	0	9,026.	230,000	861,000	861,000	Year End Roll	12/16/2013
2013	111	FV	631,000	0	9,026.	218,800	849,800	849,800		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2020	Permit Visit	DGM	D Mann
6/25/2020		DGM	D Mann
11/7/2018	MEAS&NOTICE	HS	Hanne S
3/31/2009	Info At Door	163	PATRIOT
2/23/2009	Measured	345	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	29418
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## PRINT

Date	Time
12/10/20	18:47:3

**LAST REV**

Date	Time
10/07/20	09:41:1

danam
3573

**!3573!**

